



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE:

MP-6
305.042

January 13, 2005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

GRIDLEY DRAIN - PARCEL 1EX.9
SALE OF SURPLUS PROPERTY - CITY OF LAKEWOOD
SUPERVISORIAL DISTRICT 4
3 VOTES

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Gridley Drain, Parcel 1EX.9 (758 square feet), located on the south side of Gridley Drain, between Studebaker Road and Harvest Avenue, in the City of Lakewood, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 1EX.9 to Eddie Rodriguez and Alexandra M. Ariza, who own the adjacent single-family residence on Chadwell Street, for \$12,900.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantees.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell a parcel of surplus property along Gridley Drain to the adjacent property owners, Eddie Rodriguez and Alexandra M. Ariza.

The District acquired the fee title to Parcel 1EX.9 as part of the land needed for the Gridley Drain project. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owners, who requested to purchase this property, are considered to be the logical purchasers.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$12,900 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Lakewood's Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance the adopted General Plan.

Parcel 1EX.9 is no longer needed for purposes of the District, and the proposed sale will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your

The Honorable Board of Supervisors
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Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Statutes and Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Interim Director of Public Works

MQ:psr
P6:\BD LTR GRIDLEY DRAIN

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

WHEN RECORDED
MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

Eddie Rodriguez and
Alexandra Ariza
11315 Chadwell Street
Lakewood, CA 90715

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

Assessor's Identification Number:
7060-007-905 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to EDDIE RODRIGUEZ, a single man, and ALEXANDRA M. ARIZA, a single woman, as joint tenants, all its right, title, and interest in and to the real property in the City of Lakewood, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

GRIDLEY DRAIN 1EX.9
Affects: Private Drain No.190
305-RW1
S.D. 4 M0421019

OAG:in:P:Conf:qcdGRIDLEY 1EX.9

By _____

Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By  _____
Deputy

APPROVED as to title and execution,

_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

GRIDLEY DRAIN 1EX.9

Affects: Private Drain No. 190
305-RW 1

A.P.N. 7060-007-905 (portion)

T.G. 766(F4)

I.M. 054-257

Fourth District

M0421019

LEGAL DESCRIPTION

PARCEL NO. 1EX.9 (Quitclaim of a portion of fee):

That portion of Lot 153, Tract No. 24797, as shown on map recorded in Book 664, pages 32 to 37, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at the northeasterly corner of Lot 35 of said tract; thence northerly along the northerly prolongation of the easterly line of said last-mentioned lot to a line parallel with and 15.00 feet northerly, measured at right angles, from the northerly line of said last-mentioned lot; thence westerly along said parallel line to the northerly prolongation of the westerly line of said last-mentioned lot; thence southerly along said last-mentioned northerly prolongation to said northerly line; thence easterly along said northerly line to the point of beginning.

Containing: 758 ± square feet.